

Strategic Objective / Planning Priority	Consortium Response
<ul style="list-style-type: none"> <li>▪ Consideration of a range of initiatives to address affordable rental housing (Objective 11)</li> </ul>	<p>Initiatives to address affordable rental housing are precluded by the proposed prohibition of residential development in the sub-precinct. As outlined in its submission to the rezoning exhibition, the Consortium does not agree with an outright prohibition on residential development. Housing that is affordable is a critical issue for tech companies in terms of their ability to attract and retain talent. The Consortium argues that affordable housing opportunities such as co-living housing, student housing and other non-traditional residential housing models should be explored for the sub-precinct. The Consortium believes that the proposed prohibition on residential development within the sub-precinct is fundamentally at odds with trends being witnessed globally in which tech companies are offering housing for employees who may otherwise be unable to afford to live close to the workplace. The Consortium also believes that workers and students in the area should have the opportunity to live close to where they work or study and that there is a need to prioritise housing with a direct connection or collaboration with key institutions. A diversity of uses is key to creating a community and sense of ‘place’, whilst also underpinning the night-time economy.</p>
<ul style="list-style-type: none"> <li>• Consultation with Local Aboriginal Lands Councils (Planning Priority E4)</li> </ul>	<p>The Consortium is committed to consulting with all relevant Aboriginal community stakeholders, including Local Aboriginal Lands Councils. An initial Archaeological Assessment and Aboriginal Due Diligence Report was prepared by GML Heritage as part of the Block B documentation to help inform the rezoning exhibition. The report was prepared in accordance with the Department of Planning, Industry and Environment’s Due Diligence guidelines and did not include any consultation with the Aboriginal community. However, the Consortium will shortly commence consultation with the Local Aboriginal Lands Council and other Aboriginal community stakeholders to inform the preparation of the Development Application(s).</p>
<ul style="list-style-type: none"> <li>• Investigation of opportunities for precinct-based provision of adaptable car parking and</li> </ul>	<p>The integrated distribution facility (IDF) provides opportunities for precinct-based solutions to the provision of both adaptable car parking and infrastructure. The IDF proposed by the Consortium will deliver future proofed infrastructure with shared logistics, waste and building services to enable</p>

infrastructure (Objective 12, Planning Priority E6)	<p>smart, integrated and sustainable development. The IDF will not only service Block B but will also provide integrated basement facilities for the whole precinct, including the proposed Atlassian development and future Over Station Development at Central Station. The IDF will not be strata titled, enabling its design and operation to adapt to changing circumstances and technological innovation.</p>
<ul style="list-style-type: none"> <li>• Identification and conservation of heritage (Planning Priority E6)</li> </ul>	<p>A Heritage Impact Statement has been prepared as part of the Block B rezoning documentation which provides a detailed analysis of the heritage context and details Heritage Design Guidelines to guide development design. Block B does not accommodate any locally or State heritage listed building/items and does not have any inherent heritage value. The implementation of the Heritage Design Guidelines will support mitigation of potentially adverse heritage impacts and guide the development of an interpretation strategy.</p>
<ul style="list-style-type: none"> <li>• Strengthening international competitiveness of the Harbour CBD and growing its vibrancy (Planning Priority E7)</li> </ul>	<p>Detailed discussion on the importance of the Consortium's project in strengthening international competitiveness and growing the CBD's vibrancy is provided in Sections 5.3 and 5.4 of the Western Gateway Sub-Precinct Proposal: Block B Planning Statement (Appendix E of rezoning exhibition documentation). As noted in Section 5.3.1 of the Planning Statement, the Consortium's Proposal aligns with Eastern District's Planning Priority E7 to grow a stronger and more competitive Harbour CBD by providing the opportunity to extend Sydney's global capabilities as part of the emerging Innovation Corridor on its western edge. The project will strengthen international competitiveness by:</p> <ul style="list-style-type: none"> <li>• Achieving the scale and quality to attract international brands and tenants</li> <li>• Incorporating iconic architectural, design and sustainability features that help to capture the local and international public attention, resonating globally, and demonstrating Sydney's leadership on global agendas</li> <li>• Delivering a high experience, high amenity setting with a widely recognised flagship public/cultural space.</li> </ul>

	<p>Further, the proposal will result in a world class public realm with lively retail, dining and entertainment attractions that will invigorate Sydney's day-time and night-time economy. It will achieve a level of safety, experience and inter-modality necessary to significantly shift day/night usage patterns, perceptions and dwell time.</p>
<ul style="list-style-type: none"> <li>Delivering integrated land use and transport planning and a 30-minute city (E10);</li> </ul>	<p>The Consortium's proposal is an exemplar of land use and transport integration, delivering a dynamic civic space and workplace in coordination with major investment in transport infrastructure at Central Station. The proposal will offer unrivalled connectivity to public transport services, providing direct pedestrian access to country and metropolitan rail services, the light rail and interstate, regional and metropolitan bus services. This integration of land use and transport planning will be further enhanced with the future Central Metro Station and significantly improved pedestrian linkages between the station, the Western Gateway sub-precinct and beyond.</p>
<ul style="list-style-type: none"> <li>Supporting growth of targeted industry sectors, in particular tourism and visitation and night time economy (Planning Priority E13).</li> </ul>	<p>The Consortium's proposal is planned to bring unique retail and dining experiences as well as cultural and creative activations that will increase visitation and grow the night-time economy in the southern end of the CBD. Redevelopment of Block B will significantly improve the built environment through the provision of better public spaces, mixed-use development, high quality streetscapes and activation of the urban domain. The development will catalyse higher value land uses across the precinct such as retail, commercial, food and entertainment attractions. The proposed pavilion at the eastern end of the site will be a publicly accessible and programmable space that can be used for cultural, community and arts activities. The transformation of the area in this way will provide strong support for growing tourism, visitation and the night time economy.</p>